



PACIFIC LAKES ESTATE

NOVEMBER, 2024 NEWSLETTER

Apologies for being a few days late.

The long-range forecast for November to January is for above average temperatures and rainfall. On the flip side the fire danger ratings are currently moderate but, this can change quickly with the predicted high temperatures. Storms are still possible so it's time to clean out gutters and secure trampolines etc to avoid flying objects.

Pools are now open and residents and their guests need to observe the rules as well as ensuring active adult supervision of young children at all times. Please lock entry gates to the pools on leaving.

Unfortunately there have been a number of petty thefts within the estate and reports of parked cars having items stolen. Any theft however small, impacts on residents affected.

As a community please be vigilant and report any suspicious behaviour to police.

Strong sales continue within the estate and we welcome new residents.

If you had a flutter on the Melbourne Cup I hope you had a win.

Dates in November

Tuesday 5th Melbourne Cup
Monday 11th Remembrance Day and Armistice Day
This year marks the 106th anniversary of the signing of the
Armistice on the Western Front.



Services around the region on November 11 will include:



- Toukley RSL Sub-Branch at the cenotaph on Main Rd Toukley at 10.45am;
- Wyong – carpark in Club Wyong at 10.45am;
- Doyalson-Wyee – 10.45am at the Doylo;

An update from the Committee

As one committee member has not been well and the other been busy complying with the NCAT orders a full report will be in the Decembers newsletter. See the Facilities Managers report below for a list of what is been done in October.

Need Help with your Electricity Bills

Changes big or small can add up to bring down your energy use. Follow these tips to reduce your bills and play your part in reducing our emissions. See the address below or visit NSW Services

<https://www.energy.nsw.gov.au/households/ways-get-started-households/easy-ways-save-energy-and-money?>

Don't Forget the Gas Rebate

The NSW Gas Rebate helps eligible concession cardholders pay their natural gas or bottled Liquefied Petroleum Gas (LPG) bills.

The NSW Gas Rebate is \$121 per embedded network (on-supply such as in a residential community,) or bottled LPG household, per financial year.

For eligibility contact <https://www.service.nsw.gov.au/transaction/apply-for-the-gas-rebate-on-supply-and-bottled-gas-customers#eligibility>

If eligible the next step is to make an application <https://www.energy.nsw.gov.au/sites/default/files/2022-09/gas-energy-rebate-application-form.pdf?2=>

If you receive the NSW Gas Rebate, you may be eligible for the [NSW Low Income Household Rebate](#) for your electricity account.

FACILITIES MANAGER REPORT -

- send notices to Community Association via Building Link
- pool maintenance completed
- entry gate - broken arm bracket has been replaced. warranty claim is being investigated by the manufacturer and installer
- exit gate - investigating intermittent fault keeping the gate open. A possible issue with the safety beams is being monitored
- CCTV data link for cameras at main gate installed
- repair of storm damaged fence
- Tree works in several locations has been completed
- conduct inspection around Estate - record bylaw breaches for future action (Bins, Appearance, Parking)
- Breach of Bylaw Notices issued - Working with Strata manager to resolve or escalate
- re set timers for summer daylight savings time
- replaced BBQ in Rosedale Grove BBQ Area
- lighting repairs to Woodbridge Park BBQ area
- attempts to deter the ducks is ongoing.
- decking is now underway.
- majority of piers have been completed under the hall- ready for inspection
- section of hall floor was removed to inspect the inaccessible area.
- arrange engineer to attend site to certify completed piers and inspect inaccessible sub floor area from inside hall.
- engineering is being carried out for repairs to the newly exposed rusted piers and bearers
- retaining wall engineering is complete - sent to builder for price confirmation
- commenced preparation of documentation to start work on retaining wall
- quote requests sent for additional signage in various locations around the estate

New contact details - Brett Sims - pacific.lakes@bfms.com.au

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- Estate Management Fees (BCS)
 - Facilities Management Fees (BFMS)
 - Insurances
 - Council fees/costs
 - Gardening and Lawns
 - Legal costs
 - Fire Safety Inspections
 - Electricity, Gas and Water usage
 - Tree Works
 - Arborist Report/s
 - Plumbing/drain issues
 - Compliance Matters- Bush fire hazard reduction and swimming pool certification
 - General repairs to common property
- Maintenance of :-
- Street and bollard lights
 - Ponds
 - Cleaning of community facilities - BBQ, toilets, change rooms
 - Walkways, boardwalk and bridges
 - Pools
 - Roadways
 - Main gate and walkway gates
 - AEDs at front gate & Rosedale Pool
 - Vandalism costs

ESTATE REMINDERS

- It is your responsibility to know and understand the estate's bylaws -see www.pacificlakesestate.com.au
- As a community, please look out for everyone and the estate property.
- Shared roadways means there are no dedicated footpaths. Children and walking groups access the roads so please keep to the speed limit.
- Ensure that dogs are on a lead at all times and clean up your dogs droppings.
- Cat owners are reminded that cats should be indoors between 6pm and 6am daily.
- **SMOKERS** -please do not throw butts onto the road and walkways.



PACIFIC LAKES ESTATE WEBSITE

To access important information about living in the Estate for residents and potential purchasers go to:- www.pacificlakesestate.com.au

Residents are urged to become familiar with the Estate By laws found in the Community Management Statement on the above website. This will avoid any notices to comply.

GARDENING REPORT

Tuesday 1/10/2024

- Continued cleaning lower gardens in Woodbridge Park.
- Hand weeded Commercial pool and garden beds of large weeds.
- Sprayed weeds through Commercial and RHS of Elizabeth Bay Drive.
- Removed large fallen branches from RHS Elizabeth beds.
- Treated Myoporium at bottom pool with Dedicate.
- Hard pruned Geisha in roundabout.

- Full tipper removed from site.
- Tip run completed.
- Spread 3 cubic metres of top soil mix in Lawver Park.

Tuesday 08/10/24

- Pressure washed Lawver Park tables, decking and partial pathway.
- Sprayed weeds with Round Up.
- Hand weeded all roundabouts, commercial area and median strip at entrance.

- Fertilised lawns in Lawver Park with Organic Life

Tuesday 15/10/24

- Mowed lawns and edges.
- Push mowed pool lawn.
- Unable to mow all lawns due to weather.
- Blew down all areas worked of debris.

Tuesday 22/10/24

- Finalised mow.
- Sprayed weeds with Round Up
- Sanded and stained top of single table at pool.

- Went through playground and removed exposed and poisoned surface roots and painted tree roots to remove.

Tuesday 29/10/24

- Mowed all lawns and edges.
- Second cut on large field, reduced height
- Push mowed and caught interior pool lawn.
- Blew down entire site of debris.

If you have any questions or issues with the gardening, please contact Brett Sims pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

Below is a photo my wife took a couple of days ago of a Wood Duck family in Radford Close. Alongside of it is a photo I took a few years ago of a magnificent family also in Radford Place.

The Wood Duck is a common species of duck and occurs more often in urban areas than other species of ducks and in agricultural areas in Western Australia it is classed as a pest.

Wood Duck is an unusual name for a water bird, but unlike other ducks it spends more time away from water than most ducks and nests in tree hollows.

When chicks are able to leave the nest, the mother flies down to the base of the tree and provides some sort of signal that makes the chicks want to jump out. With immature wings it is hard to imagine them falling 10 metres or more without hurting themselves, but obviously they do.

If you look at a species as common as Wood Ducks and realise that each pair will produce at least a dozen birds each year, it wouldn't take long for the bushland to be hopelessly overpopulated. From the time they leave the nest until they are able to fly properly, they spend a lot of time wandering around on the ground.

Over thousands of years these birds have realized that their chicks provide important food for a number of native creatures and have decided if this many are produced, at least some will survive.



ENQUIRIES TO ASSOCIATION COMMITTEE MEMBERS

A reminder that in most cases any issues should, in the first instance, go to your neighbourhood representative or neighbourhood manager to be resolved. It can then be referred to the committee by them for further action if required.

WHO IS YOUR NEIGHBOURHOOD MANAGER?

Deposited Plan No	Community Lot No	Street/s	Manager
DP 285662	Lot 2	All homes in Radford Pl	BCS
DP 285726	Lot 3	1-6 & 27-36 Woodbridge Cres	CSTM
DP 285727	Lot 4	All homes in Princeton Ct 7-26 Woodbridge Cres	CSTM
DP 285757	Lot 5	All homes in Blacksburg Ct 1-7 & 20-22 Winchester Dr	BCS
DP 285773	Lot 6	All homes in Sohrabi Pl 1-5 Delavia Dr	CSTM
DP 285907	Lot 7	All homes in Staunton Ct 6-21 Delavia Dr	BCS
DP 285798	Lot 8	All homes in Covington Ct 1-6 Lawver Cres	BCS
DP 286394	Lot 9	1-3 Rosedale Grove 7-10 & 12-19 Lawver Cres	CSTM
DP 285797	Lot 10	All homes in Berkley Ct 1-4 Franklin Dr	CSTM
DP 285788	Lot 11	8-13 & 15-19 Winchester Dr 2-4 Roanoke Dr	BCS
DP 286400	Lot 14	All homes in Conradi Close All homes in Rico Close 11-17 Roanoke Dr	Lake Group

DP 285818	Lot 17	All homes in Pulaski Ct 7-9 Roanoke Dr	CSTM
DP 285819	Lot 18	5-24 Franklin Dr 10 Roanoke Dr	BCS

Contact Details

BCS Strata

Appointed Manager: Julia Peetz
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CSTM Strata Group

Appointed Manager:
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Lake Group Strata

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